

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE #
ROW #

C15-2813-0042
10926984

TP-0409120321

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

"Revised"

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 1605 Forest Hill Drive

LEGAL DESCRIPTION: Subdivision – Park Forest Section 3

Lot(s) 3 Block B Outlot Division

I/We Nick Moya, on behalf of myself/ourselves as authorized agent for

Catherine Abston affirm that on April
3, 2013,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

 ERECT ATTACH x COMPLETE REMODEL MAINTAIN

Unattached carport

8 1/2 feet from front p.l.

in a ~~SEA~~ SF-3 district.
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The zoning regulation (prohibiting construction within the building line easement) is too restrictive for construction on this narrow lot. The building line easement is very close, '4'6" to 4'7" from her house. Which limits building the enclosure to the side of the house is limit by the available space between the house and the property line/fence.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

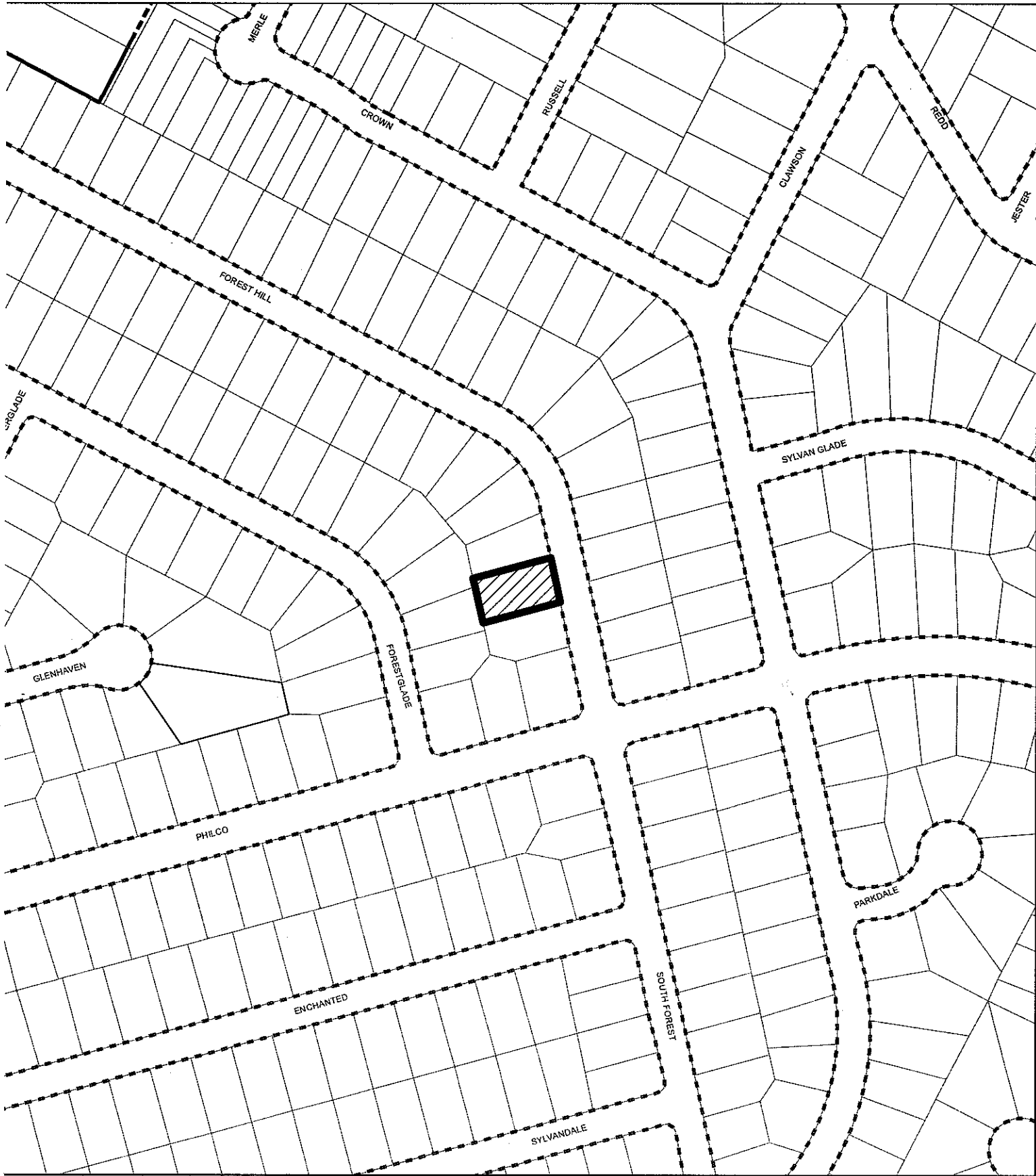
We have an enclosed carport which is not big enough for older classic car and there limited space on the side of the house and existing utilities that prevent building or retrofitting the existing carport. The existing enclosed carport is 10'x16', which is narrow for a car that is 9' wide with one door open by 15' in length, leaving only a one foot space. The owner cannot easily move around the car when parked in the carport. Asking to keep existing enclosed carport.

- (b) The hardship is not general to the area in which the property is located because:

. Actually, several homes along this street have enclosed carports on their homes, presumably because their lots were too narrow to build them adjacent to their homes.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:
Several homes along this street have enclosed carports .
-

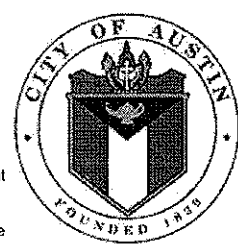


SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2013-0042
LOCATION: 1605 FOREST HILL DR



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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CASE #

ROW #

C18-2013-0042

10926984

TP-0409120321

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 1605 Forest Hill Drive

LEGAL DESCRIPTION: Subdivision – Park Forest Section 3

Lot(s) 3 Block B Outlot Division

I/We Nick Moya, on behalf of myself/ourselves as authorized agent for

Catherine Abston

affirm that on April

3, 2013,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

 ERECT ATTACH x COMPLETE REMODEL MAINTAIN

Unattached carport

in a SF1 district.
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The zoning regulation (prohibiting construction within the building line easement) is too restrictive for construction on this narrow lot. The building line easement is very close, 5 to 10 feet, from her house, which limits building the carport in front of her house.

Building or modifying the carport to the side of the house is limited by available space between the house and the property line/ fence. The existing carport (10 ft wide x 16 ft long) could not be remodeled or retrofitted to enable the owner to open her large and wide classic car's driver door and have space to move around the car. There is limited space on the side of the existing carport that is undeveloped, only 4 feet and 7 inches, to make the existing carport wider, but it is not reasonable or realistic to build to the fence, limiting access around the house and it would interfere with the sewer and gas lines that run along that side of the house.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

We have an enclosed carport which is not big enough for older classic car and there limited space on the side of the house and existing utilities that prevent building or retrofitting the existing carport. The existing enclosed carport is 10'x16', which is narrow for a car that is 9' wide with one door open by 15' in length, leaving only a one foot space. The owner cannot easily move around the car when parked in the carport.

-
- (b) The hardship is not general to the area in which the property is located because:

Most people do not have this type of older, classic car that is long and wide. Actually, several homes along this street have carports that extend in front of their homes, presumably because their lots were too narrow to build them adjacent to their homes.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Several homes along this street have carports that extend in front of their homes. Visibility of the street from adjacent driveways and visibility from the street will not be impaired by the proposed carport because of the orientation of the street (curvature) and the distance of the carport from the street. The proposed carport is not an eyesore and only increases imperious cover slightly, by only 20 sq ft.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:
-
-

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:
-
-

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:
-
-

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:
-
-

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

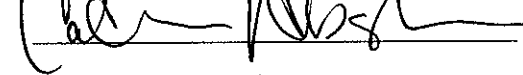
APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 7103 Grove Crest Drive _____

City, _____ State _____ & _____ Zip _____ Austin _____,tx
78736 _____

Printed Nick Moya _____ Phone 512-925-8450 _____ Date
4/3/2013 _____

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 1605 Forest Hill Drive _____

City, _____ State _____ & _____ Zip _____ Austin _____ TX
78745 _____

Printed Catherine Abston _____ Phone 512-296-5013 _____
Date 4-3-2013 _____

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

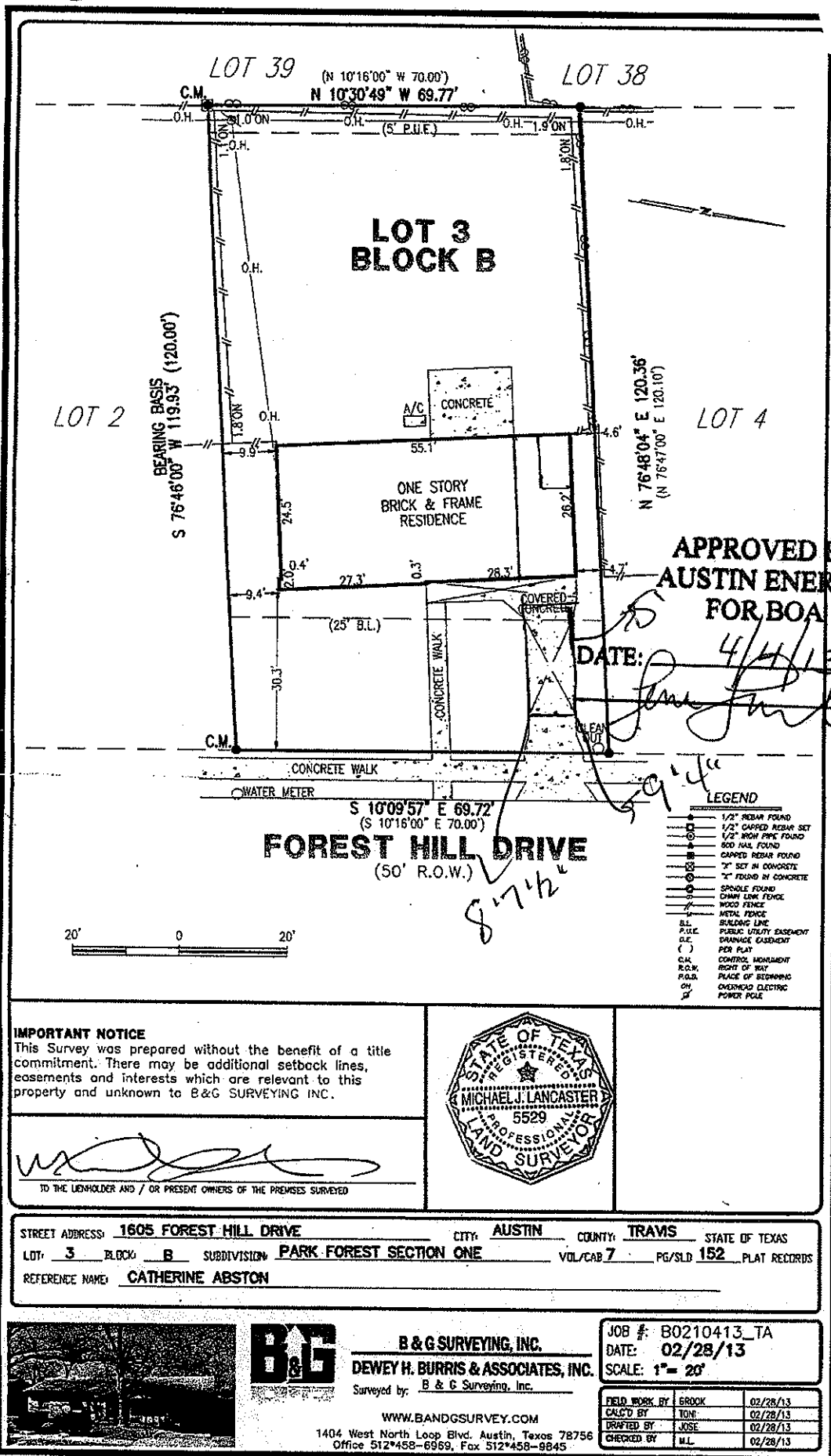
(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

VARIANCE REQUIREMENTS:

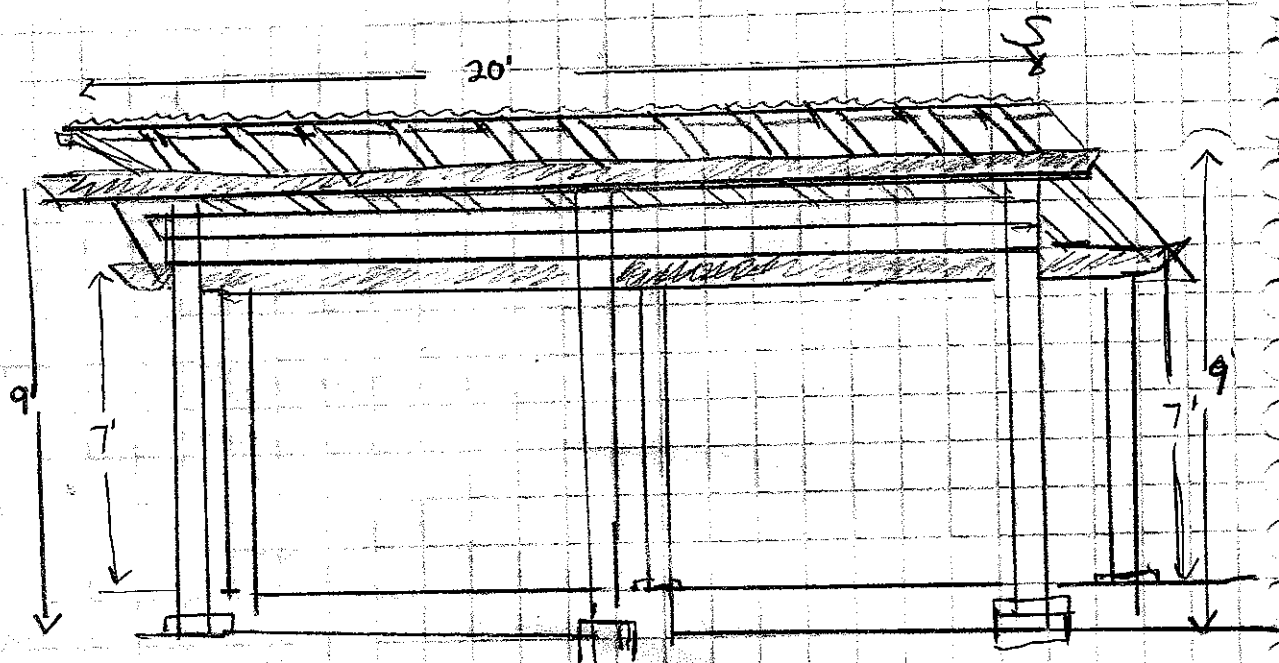
General Requirements:

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)



1605 FOREST Hill Drive
Austin, TX 78745
Lot 3 Block B Park Forest Section one



$$1/2 \times 2 = 1'$$

Metal Roof

1x4 26" on center

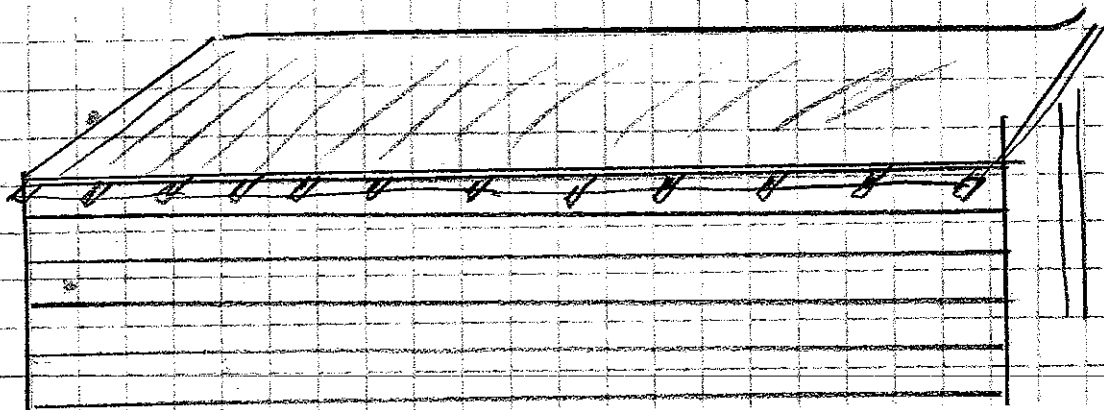
2x4 16' on center

4x6 header

4x4 Z max post mount

4x4 PT Post

set 22" hole with concrete

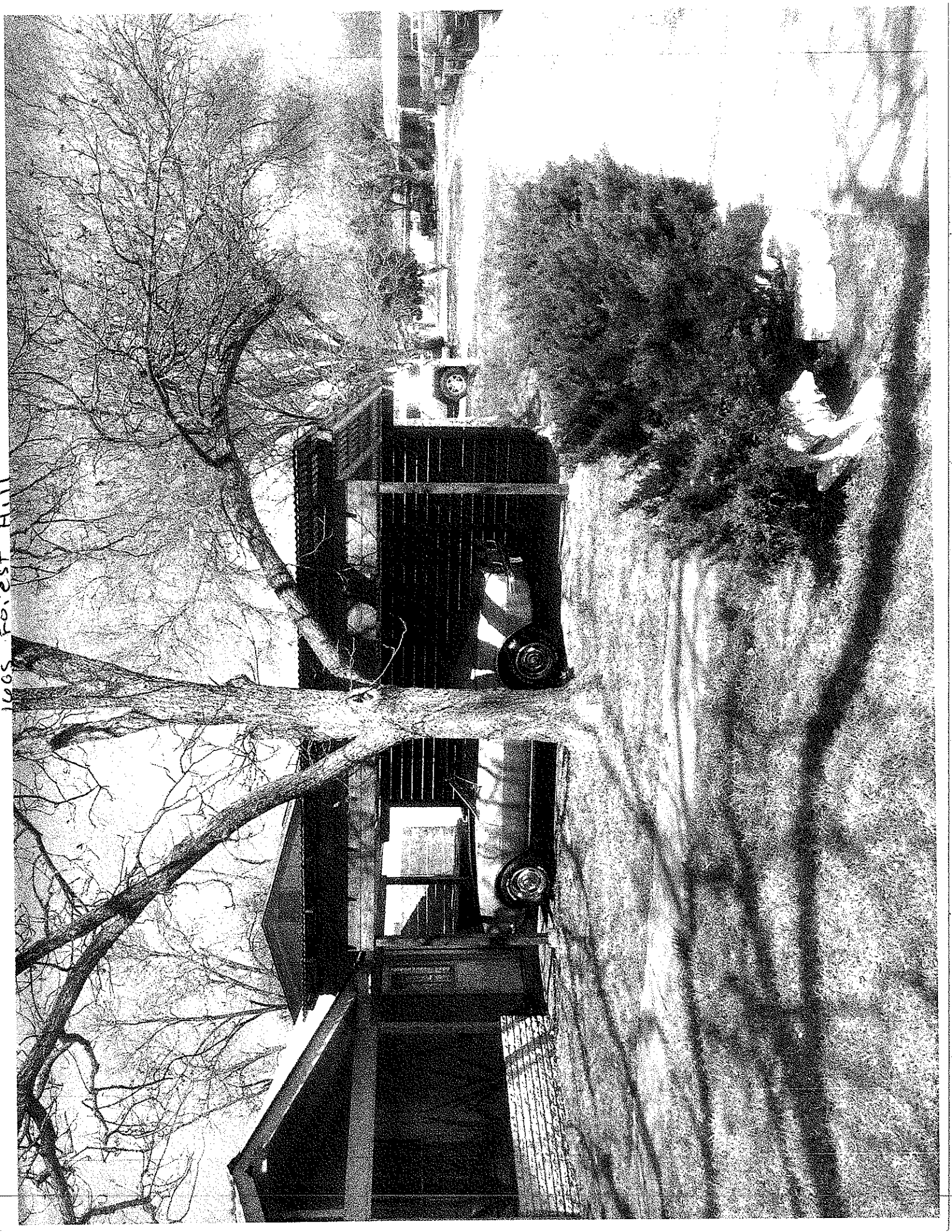


1605 Forest Hill Drive



1605 Forest Hill Drive



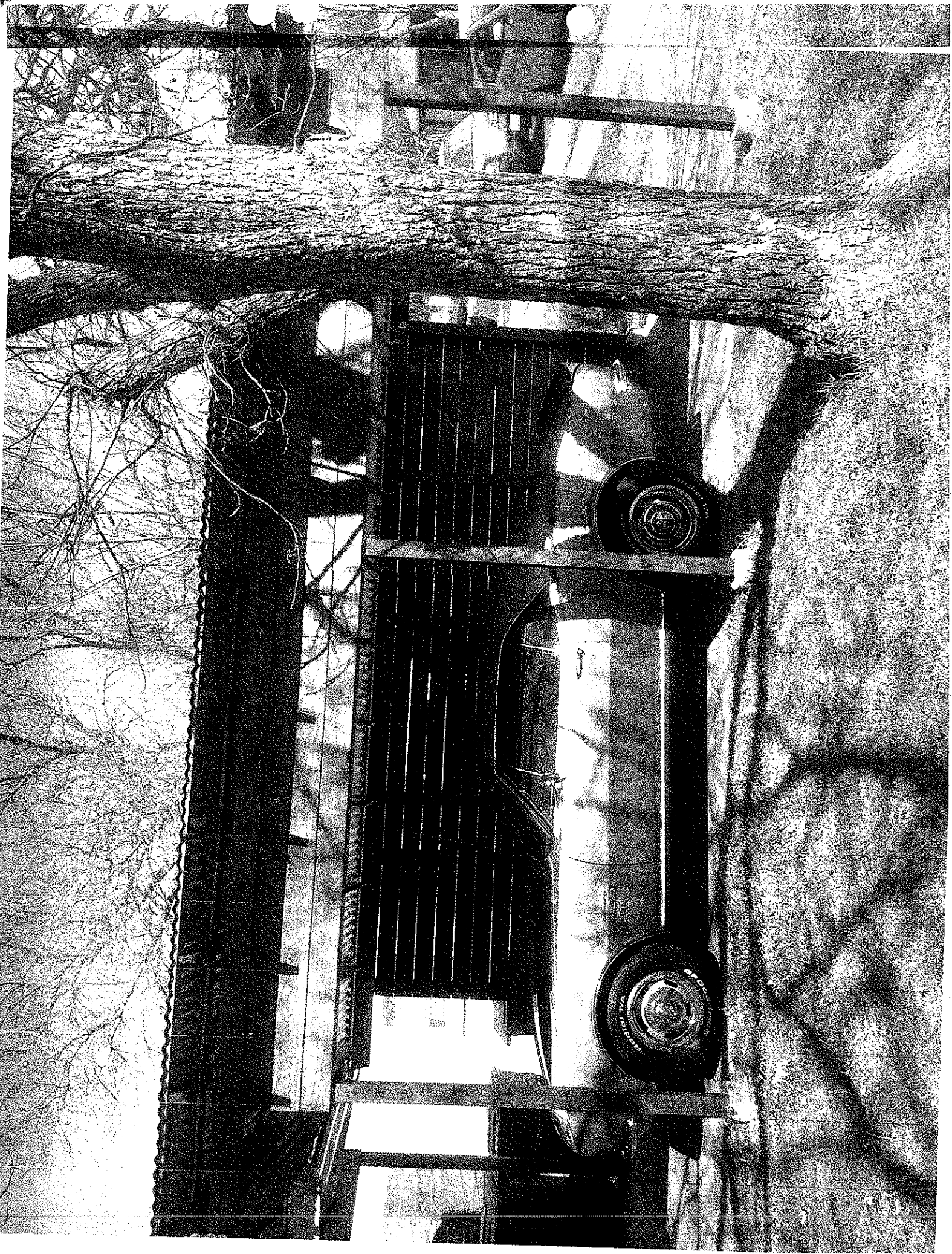


1005 Forest Hill

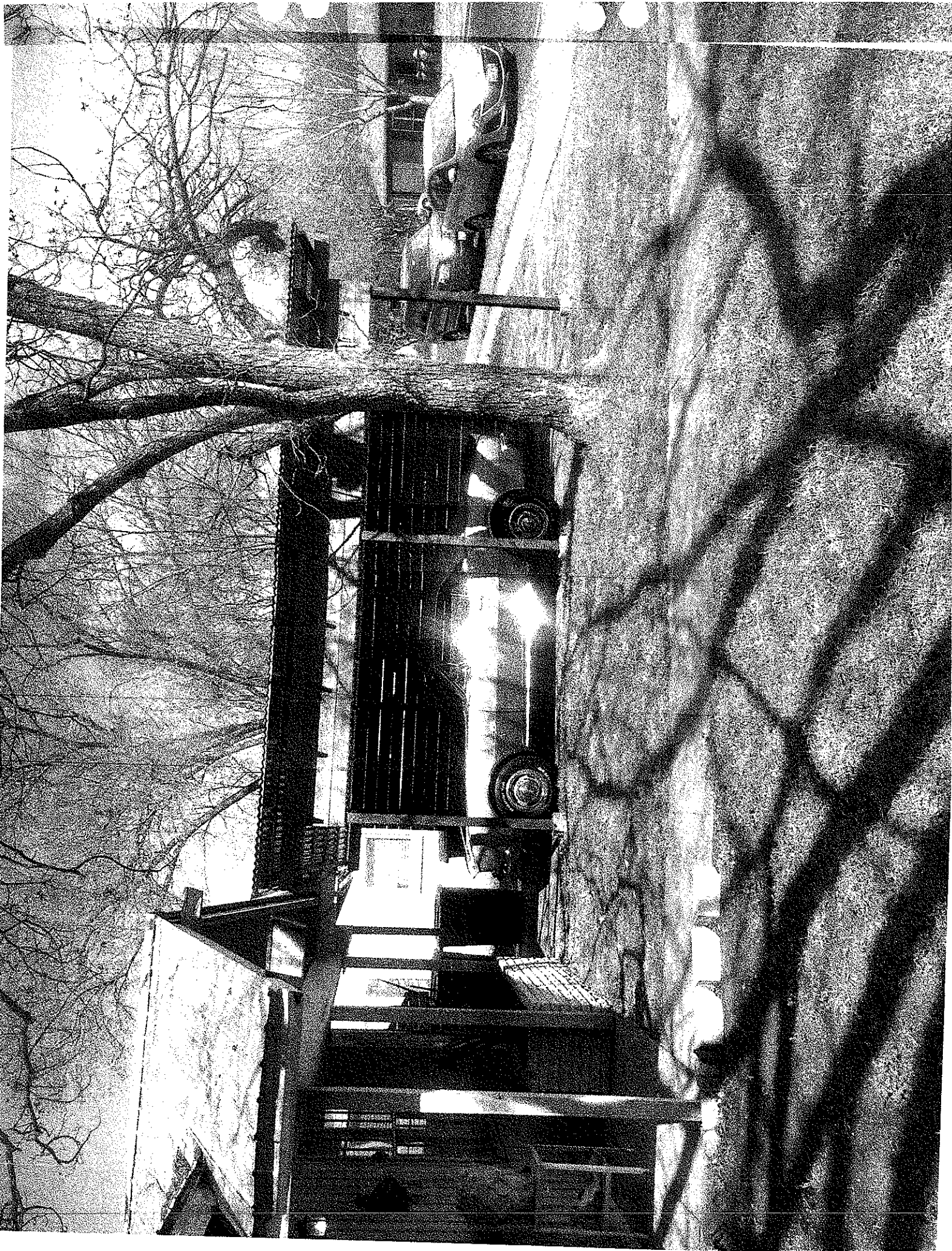
1905 Forest Hill

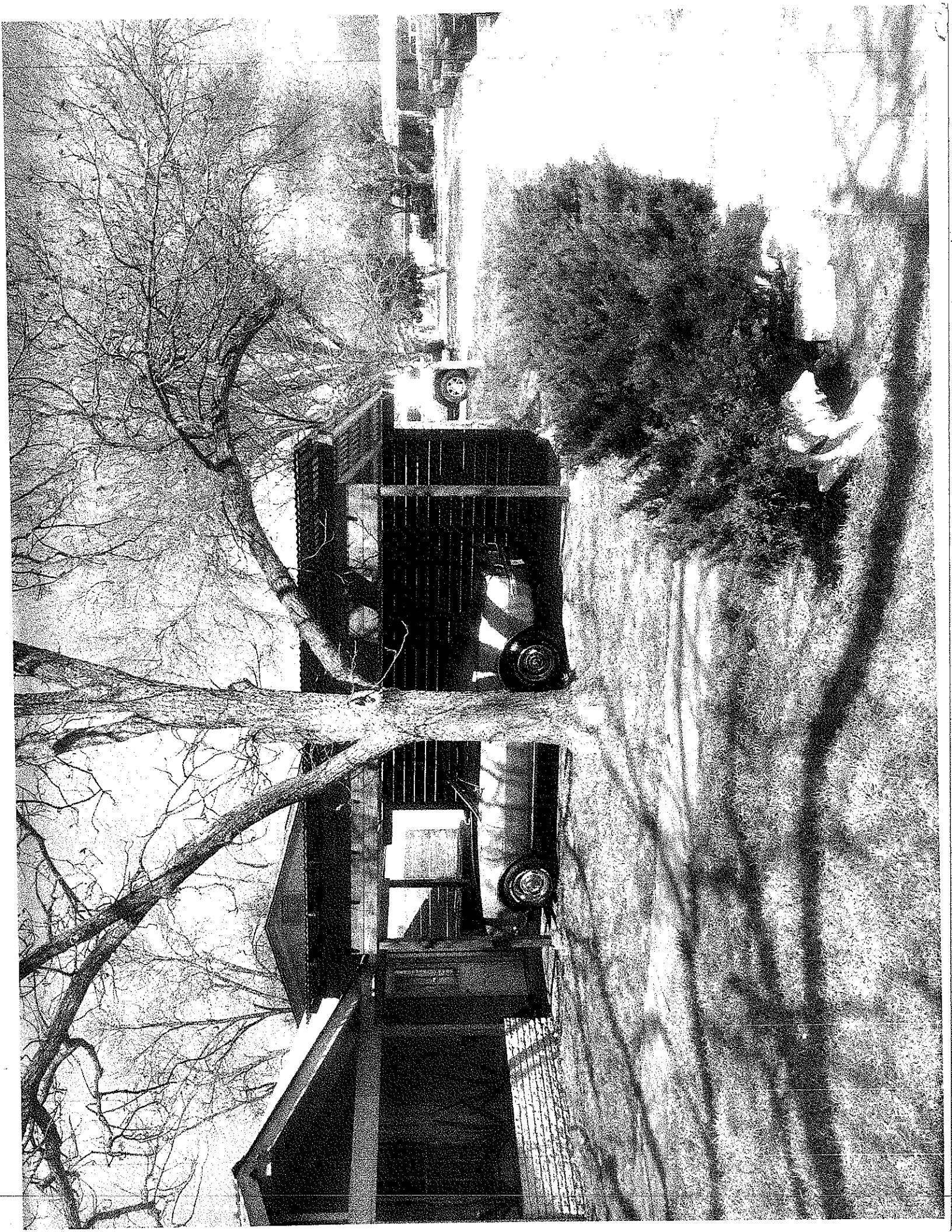


1605 Forest Hill

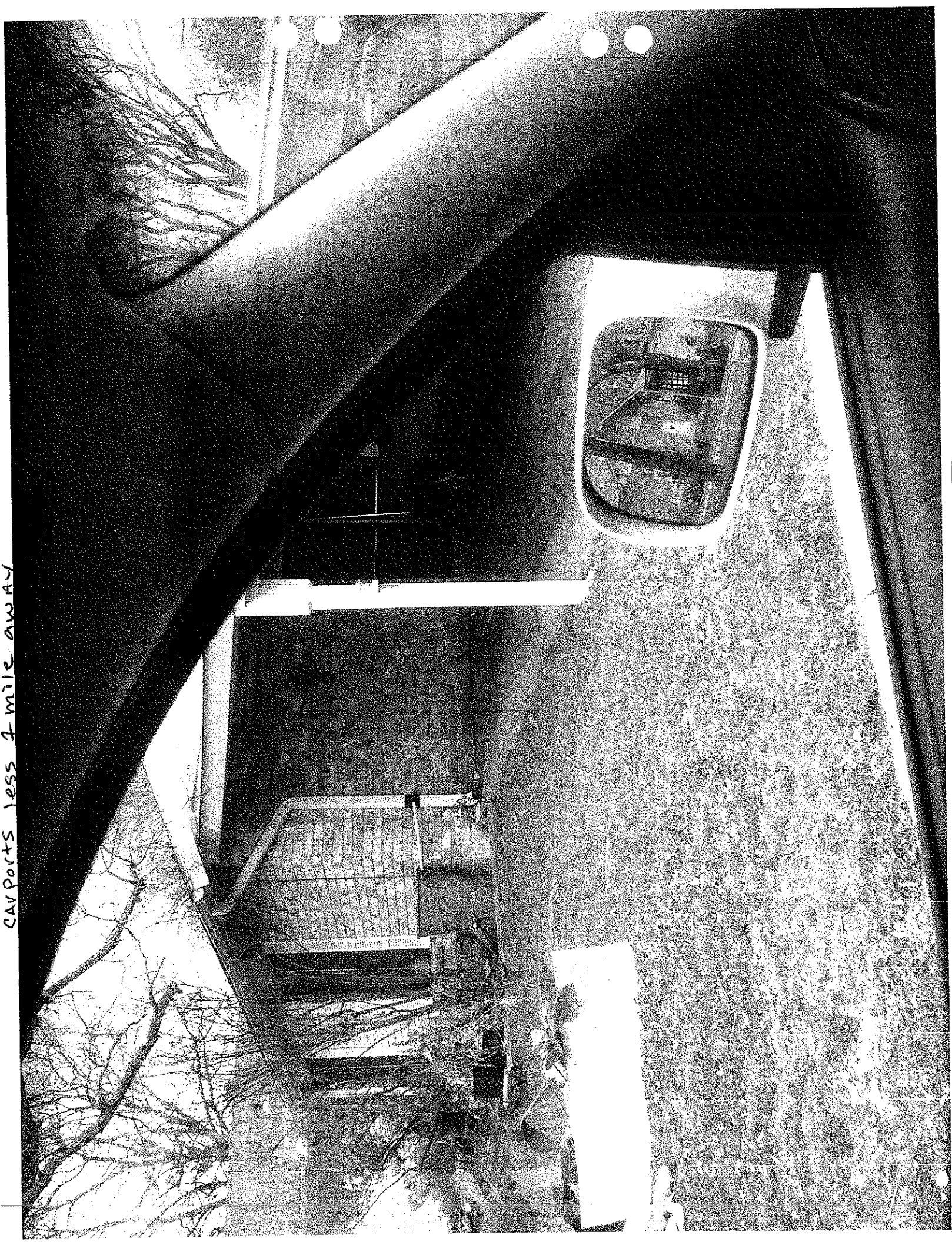


1605 Forest Hill

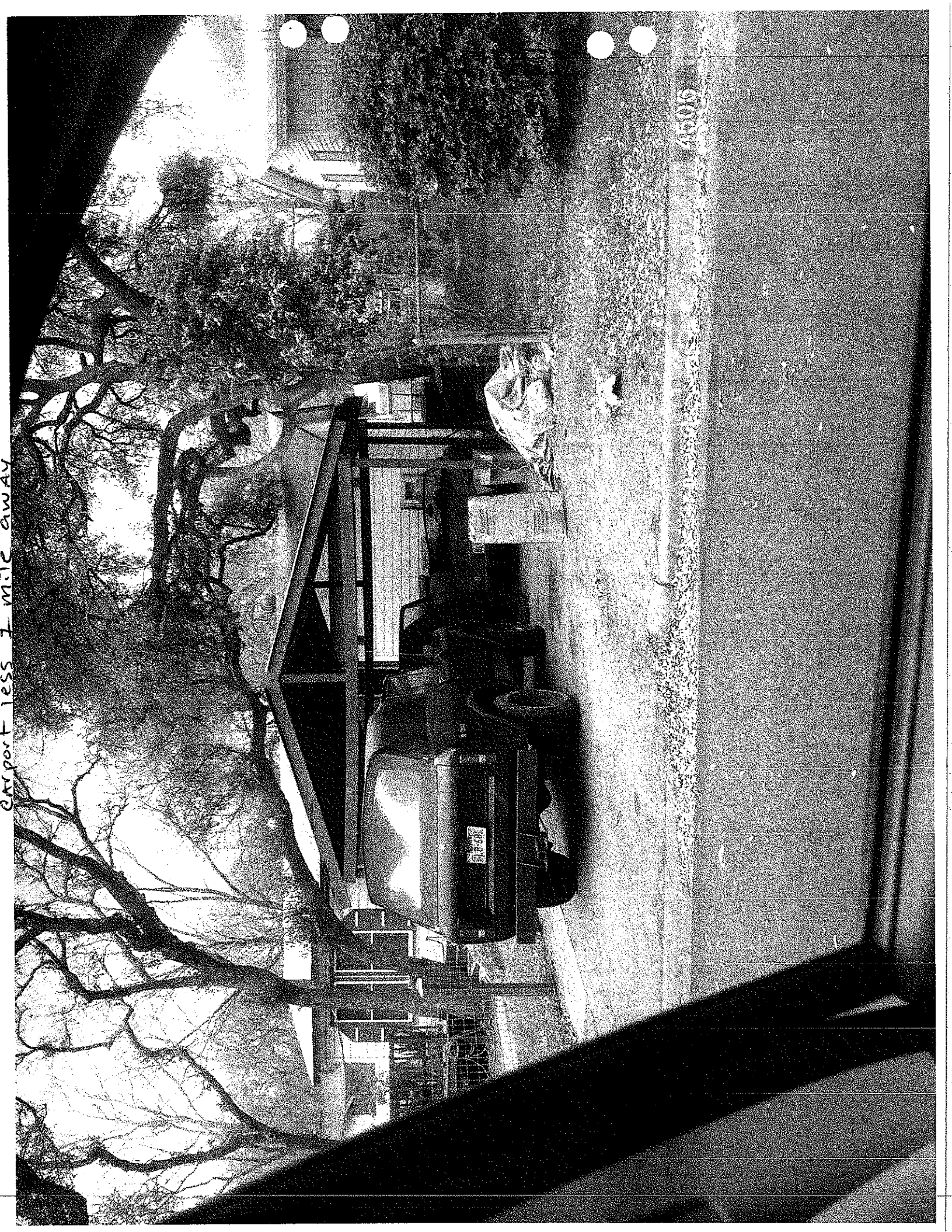




CARPORTS LESS 1 MILE AWAY



Garport less 1 mile away



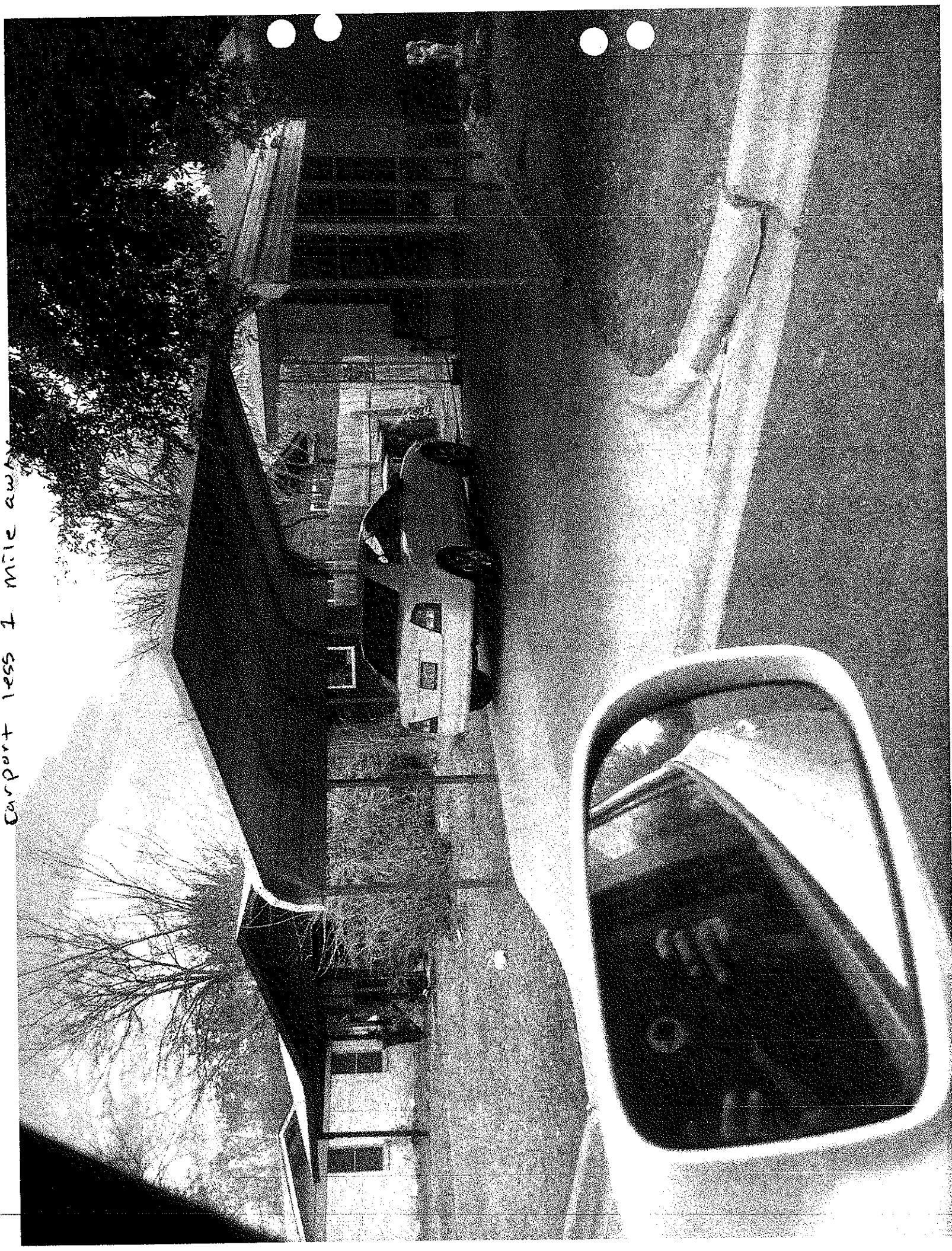
carport less 1 mile away



airport less 1 mile away



Carport less 1 mile away



carport less 1 mile away

